103.0	0001	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	815,500 / 815,500
					USE VALUE:	815,500 / 815,500
					ASSESSED:	815,500 / 815,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		WINDMILL LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STANTON PAUL J & KRISTEN M
Owner 2:	
Owner 3:	
Street 1:	58 WINDMILL LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DURLAND TANYA/STANLEY -
Owner 2:	-
Street 1:	58 WINDMILL LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,820 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Wood Shingle Exterior and 1774 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12820.000	252,300		563,200	815,500
Total Card	0.294	252,300		563,200	815,500
Total Parcel	0.294	252,300		563,200	815,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.70 | /Parcel: 459.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66387

GIS Ref

GIS Ref

Insp Date 09/20/18

!8215!

PREVIOUS ASSESSMENT

Parcel ID 103.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	252,300	0	12,820.	563,200	815,500	815,500	Year End Roll	12/18/2019
2019	101	FV	211,500	0	12,820.	563,200	774,700	774,700	Year End Roll	1/3/2019
2018	101	FV	211,500	0	12,820.	482,800	694,300	694,300	Year End Roll	12/20/2017
2017	101	FV	211,500	0	12,820.	450,600	662,100	662,100	Year End Roll	1/3/2017
2016	101	FV	211,500	0	12,820.	386,200	597,700	597,700	Year End	1/4/2016
2015	101	FV	210,500	0	12,820.	346,000	556,500	556,500	Year End Roll	12/11/2014
2014	101	FV	210,500	0	12,820.	320,200	530,700	530,700	Year End Roll	12/16/2013
2013	101	FV	210,500	0	12,820.	305,300	515,800	515,800		12/13/2012

PRINT

Date	Time
12/10/20	22:47:36

LAST REV

Date	Time
10/04/18	11:08:23

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8215

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DURLAND TANYA/S	69970-464		9/22/2017	Change>Sale	650,000	No	No		
DURLAND TANYA	41856-297		1/26/2004	Family		No	No		
	11787-478		1/8/1970		34,000	No	No		N

USER DEFINED

Prior Id # 1:	66387
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/2017	1451	Inter Fi	22,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	MEAS&NOTICE	BS	Barbara S
6/1/2009	Info At Door	189	PATRIOT
10/22/1999	Meas/Inspect	263	PATRIOT
7/30/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12820		Sq. Ft.	Site		0	70.	0.63	4									563,217						563,200	

Total AC/HA: 0.29431 | Total SF/SM: 12820 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 563,217 | Spl Credit | Total: 563,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00139987
Adj $ / SQ:	128.430
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	309931
Depreciation:	57647
Depreciated Total:	252283

COMMENTS

SHOWER STALL IN BMT NON-FUNC=NV PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

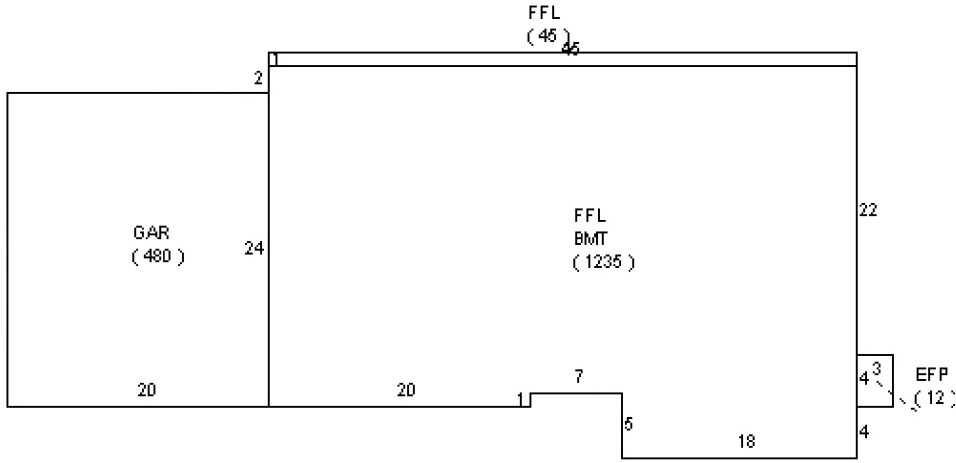
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	128.43
Special Features:	0	Val/Su Net:	83.90
Final Total:	252300	Val/Su SzAd	197.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,280	128.430	164,390
BMT	Basement	1,235	48.550	59,955
GAR	Garage	480	20.240	9,714
EFP	Enclos Porch	12	72.700	872

Net Sketched Area:	3,007	Total:	234,931
Size Ad	1280	Gross Are	3007	FinArea	1774
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

103.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	